

ORDINANCE NO. 980326-H

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR A PORTION OF THE PROPERTY AND REZONING A PORTION OF THE PROPERTY, AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

TWO TRACTS OF LAND OUT OF THE DAVENPORT RANCH SUBDIVISION, FROM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT, "I-RR" INTERIM RURAL RESIDENCE DISTRICT, AND "LA" LAKE AUSTIN RESIDENCE DISTRICT TO "CR-CO" COMMERCIAL RECREATION DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT AND "CS-1" COMMERCIAL-LIQUOR SALES DISTRICT, AS SET FORTH IN THIS ORDINANCE, LOCALLY KNOWN AS 4408 LONG CHAMP DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts on the property (the "Property") and to establish a Conditional Overlay combining district on Tract 1, described in File C14-97-0149, as follows:

Tract 1: From "SF-2" Single Family Residence (Standard Lot) district, "I-RR" Interim Rural Residence district, and "LA" Lake Austin Residence district to "CR-CO" Commercial Recreation district-Conditional Overlay combining district.

Lot 1, Davenport Ranch Phase 4, Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 82, Page 277, of the Plat Records of Travis County, Texas,

Tract 2: From "LA" Lake Austin Residence district and "I-RR" Interim Rural Residence district to "CS-1" Commercial-Liquor Sales district.

3.292 acre tract of land out of the Burke Trammel Survey No. 3, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4408 Long Champ Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. As to Tract 1, the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Development on the property is restricted to a maximum impervious cover of 25 percent.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 6, 1998.

PASSED AND APPROVED

March 26, 1998.

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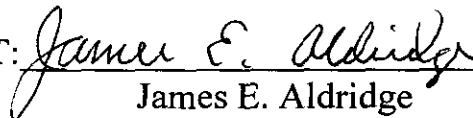
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 3.292 acre tract of land in the Burke Trammel Survey No 3, Travis County, Texas and being a part of Lot 1, Davenport Ranch, Phase 4, Section 1, a subdivision of record in Volume 82, Page 277 through 279 of the Plat Records of Travis County, Texas; said 3.292 acre tract of land is more particularly described by metes and bounds as follows:

COMMENCING at a "PK" nail found for an angle point in the northwesterly line of the aforesaid Lot 1 of Davenport Ranch, Phase 4, Section 1 subdivision and being the southwesterly corner of the Davenport Ranch, Phase 4, Section 3-A subdivision as recorded in Volume 82, Page 105A of the Plat Records of Travis County, Texas;

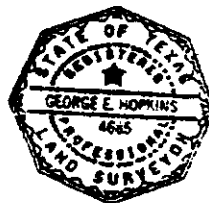
THENCE, S54°05'56"E, leaving the common subdivision line between Davenport Ranch, Phase 4, Section 1 and Davenport Ranch, Phase 4, Section 3A, crossing Lot 1 of Davenport Ranch, Phase 4, Section 1, a distance of 44.84 feet to a 1/2" iron rod set for the POINT OF BEGINNING of the herein described 3.292 acre tract;

THENCE, crossing Lot 1 of the Davenport Ranch, Phase 4, Section 1, subdivision the following seven (7) courses:

- 1) S82°12'30"E, a distance of 240.00 feet to a 1/2" iron rod set for corner;
- 2) S07°47'30"W, a distance of 325.00 feet to a 1/2" iron rod set for corner from which a 1/2" iron rod found for an angle point in the southwesterly line of said Lot 1, same being an angle point in the northeasterly line of Lot 34 of Davenport Ranch, Phase 3, Section 1, a subdivision of record in Volume 83, Page 137A of the Plat Records of Travis County, Texas, bears S30°29'10"W, 755.20 feet;
- 3) N82°12'30"W, a distance of 250.00 feet to a 1/2" iron rod set for corner;
- 4) N41°31'58"W, a distance of 332.73 feet to a 1/2" iron rod set for corner;
- 5) N10°57'44"E, a distance of 152.00 feet to a 1/2" iron rod set for corner;
- 6) S79°02'16"E, a distance of 150.00 feet to a 1/2" iron rod set for corner;
- 7) S63°28'13"E, a distance of 110.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 3.292 acres of land area.

That I, George E. Hopkins, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13 day of OCTOBER, 1997.




GEORGE E. HOPKINS
Registered Professional Land Surveyor
No. 4685 - State of Texas

EXHIBIT "A"

980326-H

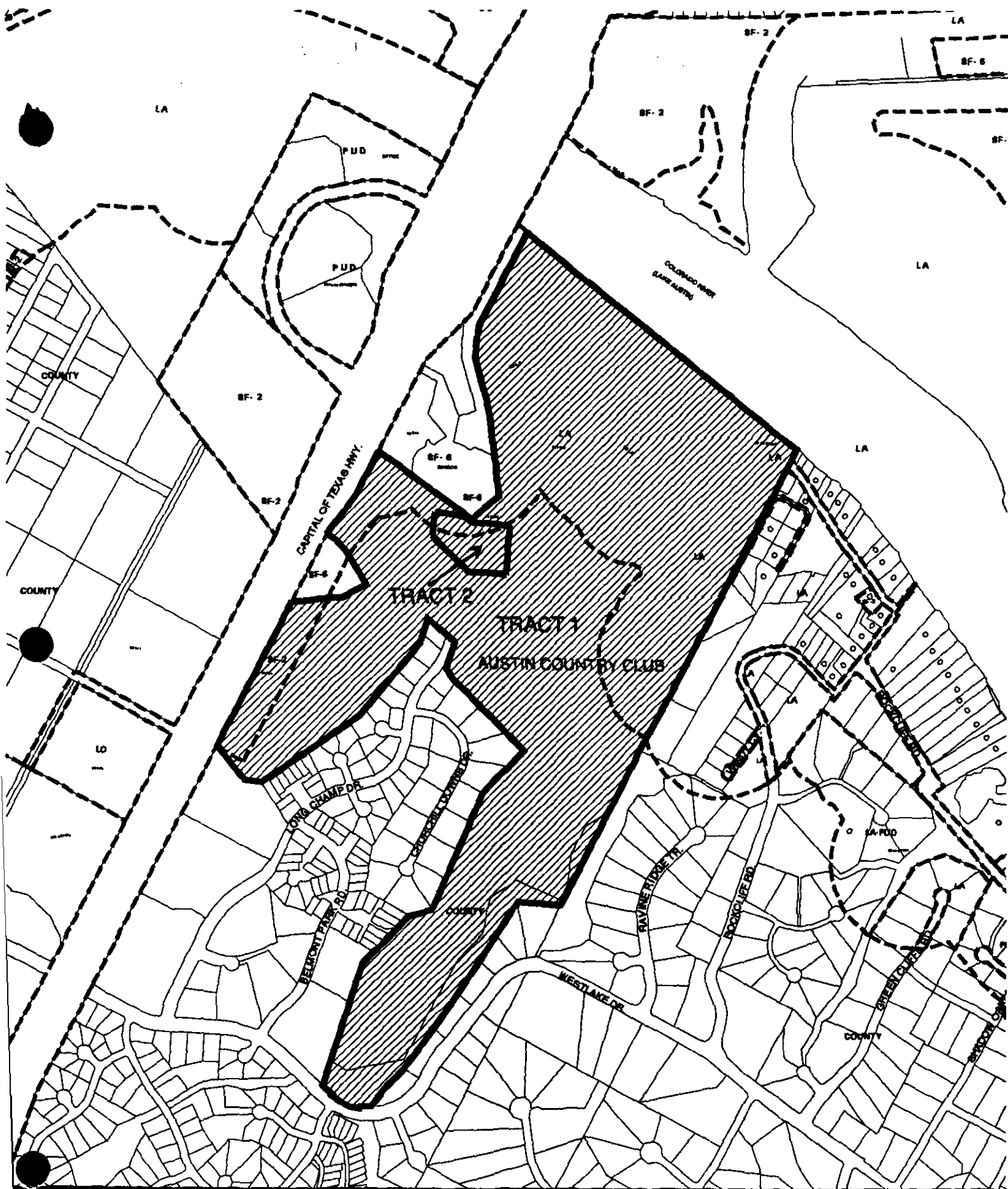


EXHIBIT "B"

ZONING

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: D.PERRYMAN

980326-N

CASE #: C14-97-0149

ADDRESS: 4408 LONG CHAMP DR.

SUBJECT AREA (acres): 179.670

DATE: 97-12

INT'L S. TRC

CITY GRID
REFERENCE
NUMBER

F28,F29



1"=800'

Austin American-Statesman

PO#: 980326H
Ad ID#: 42M401200
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

SHARON JANAK

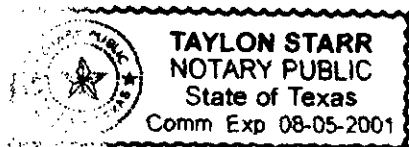
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

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AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR A PORTION OF THE PROPERTY AND REZONING A PORTION OF THE PROPERTY, AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:
Mayor, Kirk Watson
City of Austin

First Published:	4/7/98	Last Published:	4/7/98
Times Published:	1	Classification:	9980
Lines:	12	Cost:	\$33.48

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 7th day of April 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541